

MINUTES

CITY COUNCIL MEETING

MARCH 23, 2004

A regular meeting of the City Council of the City of Rolling Hills Estates was called to order at 7:30 p.m. at the Rolling Hills Estates City Council Chambers, 4045 Palos Verdes Drive North, Rolling Hills Estates, by MAYOR MITCHELL.

PLEDGE OF ALLEGIANCE

MAYOR MITCHELL led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

City Council Members Present: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

City Staff Members Present: Douglas R. Prichard, City Manager

Sam Wise, Assistant City Manager

Richard Terzian, City Attorney

Andy Clark, Community Services Director

David Wahba, Planning Director

Greg Grammer, Administrative Analyst

OTHERS PRESENT: Dave Pierson, Park and Activities Commission

CEREMONIAL ITEMS

NONE

ROUTINE MATTERS

A. CITY COUNCIL MINUTES OF MARCH 9, 2004

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILMAN ZERUNYAN

TO APPROVE THE CITY COUNCIL MINUTES OF MARCH 9, 2004, AS PRESENTED.

THERE BEING NO OBJECTION, MAYOR MITCHELL SO ORDERED.

B. DEMANDS AND WARRANTS – MONTH OF MARCH

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILMAN ZERUNYAN

TO APPROVE WARRANTS 35175 THROUGH 35236, FOR A GRAND TOTAL OF \$148,907.17 WITH PROPER AUDIT.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

CONSENT CALENDAR

COUNCILWOMAN SEAMANS moved, seconded by MAYOR PRO TEM ADDLEMAN
TO APPROVE ITEMS A, B, C, AND D.

A. READING OF ORDINANCES AND RESOLUTIONS

APPROVED.

B. FEBRUARY 2004 SCHEDULE OF INVESTMENTS

RECEIVED AND FILED.

C. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS – MARCH 5, 2004

RECEIVED AND FILED.

D. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS – MARCH 12, 2004

RECEIVED AND FILED.

THERE BEING NO OBJECTION, MAYOR MITCHELL SO ORDERED.

AUDIENCE ITEMS NOT ON THE AGENDA/WRITTEN AND ORAL COMMUNICATIONS

A. Tom Judge, 28 Rollingwood Drive, addressed the COUNCIL regarding speed humps for the Rollingwood tract. He read a lengthy history regarding the request for installation of speed humps, the definition of "affected area," the calculation of percentage of petition response, and other cities' guidelines for installing speed humps. He requested the COUNCIL to rescind surveying the entire Rollingwood neighborhood.

David Breeding, HOA President, stated a high percentage of residents surveyed were in favor of speed humps and urged the COUNCIL to approve speed humps for the Rollingwood area.

Jim Elliott, Rollingwood HOA Traffic and Safety Committee Member, stated that with the percentage requirement needed for speed humps to be approved, 189 residents must return the petition, and of that 189, 127 must be in favor of installing speed humps. He felt that it was not possible for residents to get any speed humps approved with those requirements.

Kathy Nashman, 5203 Willow Wood, was in favor of speed humps.

Patrick Stewart, 5257 Willow Wood, was in favor of only surveying residents on the streets where speed humps were requested.

MAYOR MITCHELL informed the audience members that the COUNCIL cannot act on this item tonight as it was not listed on the agenda. The residents were informed this item is scheduled for discussion at the upcoming Traffic and Safety Committee meeting on March 30, 2004, and were encouraged to attend that meeting.

It was noted that the COUNCIL would consider any changes recommended by the Traffic and Safety Committee as well as the constituents.

B. Sheryl Steckel, 3 Strawberry Lane, addressed the COUNCIL regarding her opinion that the size and materials of tie rails at Dapplegray Park were inadequate. She also requested permission to have three horse enclosures at that location and submitted letters from residents who supported this suggestion and pictures of the proposed enclosures. She added that she has not been informed the reason why the PARK AND ACTIVITIES COMMISSION denied her requests.

MAYOR MITCHELL reiterated that the COUNCIL cannot act on this item as it was not listed on the agenda. MAYOR MITCHELL informed Ms. Steckel that staff would give her information regarding the reasons for denial. Staff was directed to bring this item to the COUNCIL at the next meeting.

PUBLIC HEARINGS/MEETINGS

NONE

NEW BUSINESS

A. PLANNING COMMISSION MINUTES OF MARCH 15, 2004

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO RECEIVE AND FILE THE PLANNING COMMISSION MINUTES OF MARCH 15, 2004

THERE BEING NO OBJECTION, MAYOR MITCHELL SO ORDERED.

B. CONTRACT REQUEST TO COMPLETE GENERAL PLAN HOUSING ELEMENT AND DOWNTOWN MASTER PLAN

Recommendation: That the City Council enter into the agreements for professional services of JWA Consultants to complete the: 1) General Plan Housing Element; 2) Downtown Master Plan; and 3) Direct staff to obtain a proposal from Impact Sciences to conduct the environmental analysis for the Master Plan and the Housing Element.

Planning Director Wahba reviewed the staff report per written agenda material. Discussion ensued regarding the various projected costs, prior costs, and services not included in the proposal. Planning Director Wahba stated that environmental review analysis will be completed by another consultant and is not included in the Housing Element proposal or the Downtown Master Plan proposal from JWA Urban Consultants.

In answer to an inquiry from COUNCILMAN ZERUNYAN, Planning Director Wahba stated the proposed \$9,800 to complete the Housing Element was budgeted at \$10,000 in this year's budget. The Downtown Master Plan (which includes General Plan and zone text amendments) has not been budgeted, and therefore would require a budget amendment for the entire projected cost of \$26,300.

COUNCILMAN ZERUNYAN questioned whether the General Plan and zone text amendments proposal could be postponed until the new fiscal year. MAYOR MITCHELL explained that there are current pending applications that would hopefully be submitted before the end of this fiscal year, and future applicants would be required to participate in the costs of such environmental review analysis to relieve much of the burden from the City, and thus, the budget amendment could be justified.

Planning Director Wahba added that in the interest of time and the fact that Impact Sciences is familiar with the commercial district and the City's revised CEQA guidelines, he recommended that the COUNCIL approve obtaining a proposal from Impact Sciences to conduct the environmental analysis for the Master Plan and the Housing Element.

In answer to an inquiry by COUNCILMAN ZUCKERMAN, Planning Director Wahba stated that ideally the State would certify the City's Housing Element with the assistance of JWA Consultants; however, there is no guarantee that the State will certify the Housing Element.

In answer to an inquiry by COUNCILMAN ZERUNYAN, Planning Director Wahba stated that if any additional costs were to be incurred under "Services Not Included In Proposal," those additional services/costs would be brought back to COUNCIL for review and approval.

Mr. Jack Wong addressed the COUNCIL and stated he understood COUNCIL'S concerns regarding

fiscal responsibility, and the progress of the project. He added that his firm would work diligently and will work closely with staff on every aspect of this project. Mr. Wong stated that he expects the billing process for this project to be stretched over 7 to 12 months.

In answer to an inquiry from COUNCILMAN ZUCKERMAN, Mr. Wong stated the mixed-use issues will be handled by following City guidelines closely and will start discussions with staff to identify the issues. Planning Director Wahba stated that meetings with the Mixed-Use Subcommittee would continue prior to this subject being heard by the PLANNING COMMISSION and CITY COUNCIL.

COUNCILWOMAN SEAMANS suggested that a joint meeting be held between the CITY COUNCIL and PLANNING COMMISSION to keep both bodies up to date on this project before hearings on this item by the PLANNING COMMISSION.

There being no further discussion, COUNCILMAN ZUCKERMAN moved, seconded by MAYOR PRO TEM ADDLEMAN

TO APPROVE ENTERING INTO AGREEMENTS FOR PROFESSIONAL SERVICES OF JWA CONSULTANTS TO COMPLETE THE GENERAL PLAN HOUSING ELEMENT AND THE DOWNTOWN MASTER PLAN; AND DIRECT STAFF TO OBTAIN A PROPOSAL FROM IMPACT SCIENCES TO CONDUCT THE ENVIRONMENTAL ANALYSIS FOR THE MASTER PLAN AND THE HOUSING ELEMENT.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

LEGISLATIVE UPDATE

Recommendation: That the City Council receive and file this report.

City Manager Prichard reviewed the staff memorandum per written agenda material. After some discussion, MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO RECEIVE AND FILE THE LEGISLATIVE UPDATE REPORT

THERE BEING NO OBJECTION, MAYOR MITCHELL SO ORDERED.

HAZARD MITIGATION GRANT PROGRAM

Recommendation: That the City Council adopt Resolution No. 2040 authorizing the City Manager to execute an application for grant funds under the Governor's Office of Emergency Services (OES) Hazard Mitigation Grant Program.

Administrative Analyst Greg Grammer reviewed the staff memorandum per written agenda material. MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILMAN ZUCKERMAN

TO ADOPT RESOLUTION NO. 2040, AUTHORIZING THE CITY MANAGER TO EXECUTE AN APPLICATION FOR GRANT FUNDS UNDER THE GOVERNOR'S OFFICE OF EMERGENCY SERVICES (OES) HAZARD MITIGATION GRANT PROGRAM.

City Manager Prichard read Resolution No. 2040 by title only.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

OLD BUSINESS

NONE

CITY ATTORNEY ITEMS

NONE

CITY COUNCIL/REGIONAL COMMITTEE REPORTS: This item provides the opportunity for Members of the City Council to provide information and reports to other Members of the City Council and/or the public on any issues or activities of currently active Council Committees, ad hoc committees, regional or state-wide governmental associations, special districts, and/or joint powers authorities and their various committees on which Members of the City Council might serve or have an interest, which are not otherwise agendized.

A. COUNCILWOMAN SEAMANS reported on the Chandler Re-Use Committee meeting which included MAYOR MITCHELL, representatives from the City of Lomita, City of Torrance, Chandler Landfill, Rolling Hills Country Club, and neighborhood groups. She stated many concerns from the Committee and interested parties regarding the Chandler lands for housing and golf course seem to be settled and that an application for this project should be filed soon. She noted that there are still issues to be resolved regarding the boundary changes with Torrance and Lomita.

The City Manager stated that the Committee recommended, and the developer has agreed, to take the plans and presentations to the neighborhoods immediately surrounding this project. Following those meetings, it was suggested both the CITY COUNCIL and PLANNING COMMISSION meet with the developer to discuss policy issues before this item is brought before either body for formal hearings.

B. MAYOR MITCHELL reported on the Mixed Use Committee meeting with Mr. Saroudi, to review the changes he made to his plans. She added that the City should expect submission of his application within the next two months.

C. MAYOR PRO TEM ADDLEMAN reported on his attendance at the League Administrative Services Policy Committee meeting in San Jose, where discussions included ethics, State budget updates and pending ballot measures.

D. MAYOR PRO TEM ADDLEMAN also reported on his attendance at the Livable Communities meeting in Yosemite.

E. MAYOR MITCHELL reported on a League policy committee meeting in San Jose regarding employee relations, including discussions involving workers' compensation reform and the rising cost of medical coverage.

F. MAYOR MITCHELL also reported on the Environmental Quality meeting as well and mentioned legislation regarding energy regulations.

MAYOR AND COUNCIL ITEMS: This item provides the opportunity for Members of the City Council to request information on currently pending projects and/or issues of public concern, direct that an item be agendized for future consideration and/or make announcements of interest to the public.

NONE

CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL – THREATENED LITIGATION

Pursuant to Government Code Section 54956.9(b)(11), there is a significant exposure to litigation based upon a written communication from a potential plaintiff threatening litigation.

NO ACTION WAS TAKEN.

ADJOURNMENT

At 9:50 p.m., MAYOR MITCHELL formally adjourned the City Council meeting to the Homeowners' Association Presidents Meeting scheduled for Monday, March 29, 2004, at 7:00 p.m.

Submitted by, Approved by,

Ellen Shinkai Douglas R. Prichard

Human Resources Analyst City Clerk